

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SE/S Philadelphia at Stemmers		
Run Road	*	ZONING COMMISSIONER
Golden Ring Plaza		
15th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
Contract Purchaser:	*	CASE # 92-334-SPH
Citibank MD, N.A.		
Legal Owners: Burke-Vincent	*	
Place Assoc., et al		
Petitioner	*	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

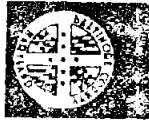
This matter comes before the Zoning Commissioner as a Petition for Special Hearing, seeking approval of an amendment to the site plan approved in a prior zoning order (case No. 86-482-A). The amendment includes the construction of a free-standing automobile accessory store on the site and a request that the parking variance totalling 161 parking spaces previously granted by the aforementioned Order be reaffirmed. The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing. The Petitioner/Lessee, Citibank Md. N.A., by Bernard W. Kaminsky, Jr., appeared and was represented by Michael P. Tanczyn, Esquire. Also appearing on behalf of the Petition was Richard L. Smith, who prepared the plan. There were no Protestants present.

Evidence presented at the hearing disclosed that the subject site is zoned B.M. and is 13.372 acres in area. It is located adjacent to the intersection of Philadelphia and Stemmers Run Roads in the Golden Ring section of Baltimore County. The site is in a highly commercialized area near the Baltimore Beltway (Interstate 695) and the Golden Ring Plaza.

The C.R.G. approval for the development of the site was granted in 1985 and the approved C.R.G. plan was amended in February of 1986 and November of

ORDER RECEIVED FOR FILING
Date 4/20/92
By M. H. H. H.

92-334-SPH



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

06/09/92

Account: R-001-6150
Number

102200349

PAID TO (MEMORANDUM)	DATE	AMOUNT
AND SPECIAL SERVICES (OFFICE)	6/9/92	\$175.00
LAST HALF OF BANNER SUPPLY (OFFICE)	6/9/92	\$175.00

Cashier Validation

Please Make Checks Payable
EA 0010

Receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

92-334

Account: R-001-6150
Number

CHIEF OF HEARING FEEL

CHIEF POSTING FEEL

CHIEF NAME OF OFFICE BUILDING

Please Make Checks Payable To: Baltimore County

LA 00240449-07 17

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Citibank MD, N.A.
600 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

ATTN: B. W. KAMINSKI, JR.

RE:

CASE NUMBER: 92-334-SPH
SE/S Philadelphia Road at Stemmers Run Road
(Golden Ring Plaza)
15th Election District - 6th Councilmanic
Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.
Contract Purchaser(s): Citibank MD

Dear Petitioner(s):

Please be advised that \$ 114.08 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

COPY

MARCH 11, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-334-SPH

SE/S Philadelphia Road at Stemmers Run Road

(Golden Ring Plaza)

15th Election District - 6th Councilmanic

Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.

Contract Purchaser(s): Citibank MD

HEARING: TUESDAY, APRIL 7, 1992 at 2:00 p.m.

Special Hearing to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

Zoning Commissioner of
Baltimore County

cc: Robert Pence
Citibank MD
Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 11, 1992

NOTICE OF HEARING

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SE/S Philadelphia Road at Stemmers Run Road
(Golden Ring Plaza)

15th Election District - 6th Councilmanic

Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.

Contract Purchaser(s): Citibank MD

HEARING: TUESDAY, APRIL 7, 1992 at 2:00 p.m.

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A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Robert Pence
Citibank MD
Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 1, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: Item No. 349, Case No. 92-334-XA
Petitioner: Burke-Vincent Place Assoc.
Petition for Speical Hearing

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

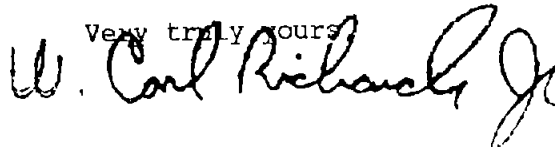


Zoning Plans Advisory Committee Comments
Date: April 1, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours



W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

cc: Burke-Vincent Place Associates
Citibank MD, N.A.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of March, 1992.

A handwritten signature in cursive script, reading "Arnold Jablon", written over a horizontal line.

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.", written over a horizontal line.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Burke-Vincent Place Associates, et al

Petitioner's Attorney: Michael P. Tanczyn



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 10, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BURKE-VINCENT PLACE ASSOCIATES AND
WHITE OAK-VINCENT PLACE ASSOCIATES

Location: GOLDEN RING PLAZA

Item No.: 349 Zoning Agenda: MARCH 17, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Spitz Noted and
Approved _____
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAR 12 1992

ZONING OFFICE

92-334-SPH 4-7

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

REVISED PLANS WERE RECEIVED FOR ITEM #349 (CASE #92-334-SPH)
ON MARCH 24, 1992

Item No.: 349

Zoning Agenda: MARCH 24, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Gaifer Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

RECEIVED
APR 10 1992
ZONING OFFICE

1987. Further, within case No. 86-482-A, a Petition for Zoning Variance was granted, permitting 784 parking spaces in lieu of the 945 spaces required. Thus, a variance of 161 spaces was granted.

The site is presently improved as a shopping center and features a number of retail uses. By way of the Petition for Special Hearing before me, the Petitioner seeks approval to construct an auto parts and accessory store at that part of the center abutting Stemmers Run Road. In that this building was not shown on the original plan, a special hearing is requested to amend the previously approved plan. Also, the Petitioner notes that the approved plan showed that a bank would be constructed at that location. That construction was never completed. Moreover, pursuant to the parking tabulation regulations within the B.C.Z.R., the original site layout required 945 parking spaces. Under the new plan, 851 spaces are required. The Petitioner notes that 725 spaces are shown, thus the current plan requires a variance of 126 spaces, within the prior variance of 161 spaces.

As indicated above, the site is in a heavy commercial corridor and there were no Protestants present. Clearly, the proposed building and use are entirely consistent with the surrounding locale. Further, as with all Petitions for Special Hearing that are filed, the subject request underwent scrutiny by the Zoning Plans Advisory Committee (ZAC). It is to be noted that the Office of Planning and Zoning recommends approval of the Petitioner's request, subject to the implementation of a landscape plan.

In view of the nature of the present use, the surrounding locale and the favorable comments from the Office of Planning and Zoning, I am persuaded to grant the Petition for Special Hearing. Clearly, the proposed construction will cause no detrimental effect on the subject site or the sur-

ORDER RECOMMENDED FOR FILING

Date

4/20/92

By

M. H. H. H.

3/16/92
8

QW
4180-92

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 13, 1992
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
 for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992

ENGINEERING OFFICE

92-334-SAH

17

4/14/92
8

4594-92
JW

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347,
349, 350, 351, 352, 353 and 355.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED

APR 9 1992

ZONING OFFICE

92-334-SPH 4/7

4/14/92
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4/15/92
JW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

Date: April 10, 1992

FROM: *fw* Robert W. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: Zoning Advisory Committee

The Developer's Engineering Division has reviewed the items on the agenda distributed on April 6, 1992. We have no comment on Items numbered 349, 383, 384, 386, 387, 388, 389, 390 and 394.

RWB:DAK:pab

cc: File

ZONADVIS/PB_MEMO4

RECEIVED

ZONING OFFICE

B A L T I M O R E C O U N T Y , M A R Y L A N D
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: April 7, 1992

FROM: Ervin McDaniel, Chief ^{EMD}
 Office of Planning and Zoning
 Development Review Section

SUBJECT: Burke-Vincent Place Associates, Item No. 349

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting an amendment to Case No. 86-482A to allow for the creation of a free standing automobile accessories store in an existing shopping center. Staff notes that the addition will require a landscape plan to upgrade that portion of the center affected by the new facility. The parking and vehicular circulation are adequate for the center. Staff recommends APPROVAL of the petitioners request subject to the following.

1. A landscape plan should be reviewed, and approved by the Office of Planning and Zoning and Department of Public Works prior to the issuance of building permits.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM/rdn

349.ZAC/ZAC1

RECEIVED

2000

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 6, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

92-334-SPH

RE: Preliminary Petition Review (Item #349)
Legal Owner: Burke-Vincent Place
Associates and White Oak-Vincent Place
Associates
Golden Ring Plaza

Dear Mr. Tanczyn:

This correspondence is in reference to a petition filed at the request of the petitioner/attorney without the normal petition review. All revisions must be accompanied by a \$75.00 fee.

The following are unaddressed zoning issues or incomplete required information:

1. The signatures of Robert Pence and B.W. Kaminski, Jr. must be accompanied by position titles in the organizations for which they signed. It must be clear that they are in positions which authorize them to sign representing these organizations.
2. Note the actual wording of the Variance Order as granted in Zoning Case #86-482-A with zoning case note #1.
3. Parking data note #3 - Clarify that the "service" uses are actually uses permitted to utilize the 3.3 parking spaces per 1,000 square feet calculations. The new use (since May 25, 1988) parking requirements cannot use integers. These figures must be rounded up to the higher number before sub-totaling (for example, 12.3 spaces = 13). Be aware that the service bays (6 proposed) may be included in corrected parking calculations (if desired), if



Michael P. Tanczyn, Esquire
March 6, 1992
Page 2

92-334-SPH

the bays are shown with minimum required parking dimensions within the service garage. (This would lower the number of parking spaces needing to be varianced.) Show the proposed front building orientation. Note that the other changes from the approved site plan has been the Wendy's Restaurant which was not shown as located on the approved site plan. Clearly list all such changes on this revised plan and include any building permit numbers, uses and issue dates and verify which uses had C.R.G. approval prior to 5/25/88 in order that parking requirements can be verified as to the pre and post May 25, 1988 Section 409 parking regulations. Note that all paving will be a durable and dustless surface and will be permanently striped.

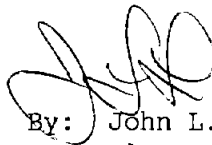
4. Indicate the property owner and address on the plan.
5. Include a copy of the 200 scale zoning map. See the accompanying non-residential properties checklist for clarification of any requirements.

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator



By: John L. Lewis
Planner II

JLL:scj

Enclosure

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 11, 1992

Michael P. Tanczyn, Esquire
Suite 106
606 Baltimore Avenue
Towson, Maryland 21204

RE: Case No. 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing to Amend Plat and Site Plan

Dear Mr. Tanczyn:

This is to acknowledge receipt of your letter dated June 3, 1992 regarding the above captioned matter. I reviewed my Order dated April 20, 1992 as well as the site plan which was offered at the hearing on this case. You are indeed correct that my decision is erroneous wherein it indicates that the property is adjacent to the intersection of Philadelphia and Stemmers Run Roads. In fact, the property is located adjacent to Stemmers Run and vehicular access to the site is by way of Philadelphia Road. In that there has been no appeal of this case, I will not issue an Amended Order but, in lieu thereof, will attach a copy of this letter within the case file to correct the error.

Kindly contact me should you require any further action pertaining to this Order.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 27, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, only a special exception has been requested. The description for the special exception is for the entire 13+ acres, while the actual area of special exception (for a specific arcade use area) must be limited to that particular area of the tract with its supporting parking.

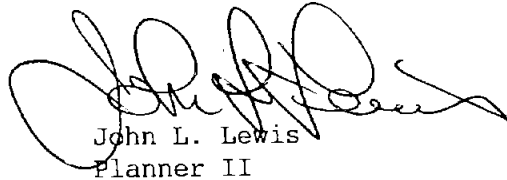


Robert A. Hoffman, Esquire
August 27, 1993
Page 2

Part of this problem arises from the request to amend the prior zoning case through this special exception request, which is not the appropriate method of prior approved plan amendment. A special hearing on the entire 13-acre site is the correct method. In light of this use change, the parking variance of 161 spaces should be reaffirmed as part of the special hearing.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner
Zoning Case #92-334-SPH
Zoning Case #86-482-A

Enclosure: Receipt

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 1, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Revised Petition Review (Item #71)
Plan Date: 8/8/93
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, no special hearing has been requested.



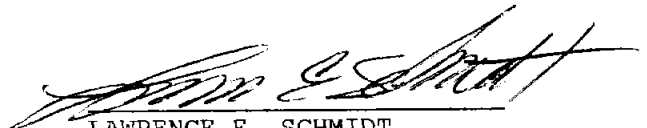
rounding community. The use is entirely consistent with what presently exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of April, 1992 that, pursuant to the Petition for Special Hearing, approval of an amendment to the site plan, affirmed in a prior zoning Order (case No. 86-482-A), showing a free-standing automobile accessory store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Office of Planning and Zoning dated April 7, 1992, attached hereto and made a part hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECORDED FOR FILING
Date 4/20/92
By Jm Shrank

6/4/92 6235-92
8
10 103

Law Offices
Michael P. Tanczyn, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

June 3, 1992

Lawrence E. Schmidt, Zoning Commissioner
Courthouse, Suite 113
400 Washington Avenue
Towson, MD 21204

Re: Case Number 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing
to Amend Plat and Site Plan

Dear Mr. Schmidt:

On page 1 of your decision dated April 20, 1992 granting the Petition for Special Hearing in the above matter the property is noted as being located "at the intersection of Philadelphia and Stemmers Run Roads". I believe that the property is located at the intersection of Philadelphia Road and Stemmers Run. I would ask that you consider amending your Findings of Fact and Conclusions of Law to clarify the location.

If there is anything additional you would like me to do in order to accomplish that, please let me know. Thank you very much for your attention to this matter.

I understand that there was no appeal taken.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/ed
Enclosure

cc: Mr. Bernard W. Kaminski, Jr.
Mr. Richard Smith

RECEIVED

JUN 4 1992

ZONING OFFICE



- 6/92 CASE # 92-33A. JH
4181-92

1020 Cromwell Bridge Road
Baltimore, MD 21204-3396
(301) 321-5500

Direct Dial Number

March 17, 1992

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MAR 17 1992

(410) 321-5557

Mr. John Lewis
Baltimore County
Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

ZONING OFFICE

Dear John:

Subject: Golden Ring Plaza
Request for Special Hearing
To Amend a Previously Approved Site Plan
Item No. 349
KCI Job Order No. 01-91069

In regard to your letter to Michael P. Tanczyn dated March 6, 1992, and our subsequent phone conversation concerning its contents, this is to confirm our recent conversation. Items 2 through 5 of your letter deal with comments as they pertain to the plat filed with the petition for "Special Hearing". I will answer them in the same order.

First, I wish to thank you for the time you took to review our plan and to produce these comments that you thought would be beneficial to all the parties concerned.

Comment No. 2 -

The plan has been revised to show the beginning paragraph of the order.

Comment No. 3 -

The existing service uses within the shopping center have been added to the plan. The parking requirement calculations are as submitted with the petition. As I understand you, this is your interpretation of Section 409.6 of the BCZR, that each individual use on the site must be subtotaled to the next higher whole number. I must disagree with you in this instance. For over 30 years, using both the old and new parking regulations, with all types of commercial sites, the Zoning Commissioners and Zoning Staff has allowed the parking fractions as I have calculated them on this plat.



6/92 CASE # 92-33A. JH
4181-92

1020 Cromwell Bridge Road
Baltimore, MD 21204-3396
(301) 321-5500

Direct Dial Number

(410) 321-5557

March 17, 1992

RECEIVED
MAR 17 1992

Mr. John Lewis
Baltimore County
Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

ZONING OFFICE

Dear John:

Subject: Golden Ring Plaza
Request for Special Hearing
To Amend a Previously Approved Site Plan
Item No. 349
KCI Job Order No. 01-91069

In regard to your letter to Michael P. Tanczyn dated March 6, 1992, and our subsequent phone conversation concerning its contents, this is to confirm our recent conversation. Items 2 through 5 of your letter deal with comments as they pertain to the plat filed with the petition for "Special Hearing". I will answer them in the same order.

First, I wish to thank you for the time you took to review our plan and to produce these comments that you thought would be beneficial to all the parties concerned.

Comment No. 2 -

The plan has been revised to show the beginning paragraph of the order.

Comment No. 3 -

The existing service uses within the shopping center have been added to the plan. The parking requirement calculations are as submitted with the petition. As I understand you, this is your interpretation of Section 409.6 of the BCZR, that each individual use on the site must be subtotaled to the next higher whole number. I must disagree with you in this instance. For over 30 years, using both the old and new parking regulations, with all types of commercial sites, the Zoning Commissioners and Zoning Staff has allowed the parking fractions as I have calculated them on this plat.



Mr. John Lewis
KCI Job Order No. 01-91069
March 17, 1992
Page No. 2

As to including the enclosed service bays in the parking calculations, this was done with the original submittal.

The front building orientation for the proposed automotive accessory store has been placed on the plat.

The Wendy's Restaurant and other changes from the approved site plan filed in Zoning Case 86-482-A have been shown on the plan. A note has been added to the plan indicating what CRG uses had been approved prior to May 25, 1988. A note has also been added to say that the existing paving is a "durable, dustless surface and permanently striped".

As to your request to provide building permit numbers with issue dates, only the current restaurant alteration permit is shown. It is virtually impossible, since KCI is not a leasing agency or a developer, to know when alteration permits have been issued to change mercantile uses within the center since it has been "opened".

Comment No. 4 -

The property owners name and address has been placed on the plan.

Comment No. 5 -

The 200' Zoning Map, which you indicated was not in the file handed to you, was submitted with the petition, plats and descriptions and should be with the file. If additional copies of the 200' map are required, I can provide them.

As you indicated several times during our conversation, the comments you generated were "advisory" and it was our decision to incorporate them onto the plat. As you can see by the above narrative, your comments have generally been addressed. There should be fewer areas of concern for the Zoning Hearing Officer to address when the hearing occurs to amend the previously approved site plan.



Mr. John Lewis
KCI Job Order No. 01-91069
March 17, 1992
Page No. 3

Again, we thank you for your time and effort to review the plan and to identify possible problem areas that could occur at the hearing.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Dick", written over the printed name.

Richard L. Smith
Senior Associate

pek

cc: Michael P. Tanczyn, P.A.

4240-92

Law Offices
Michael P. Tanczyn, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

March 25, 1992

Mr. John Lewis
Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Item Number 349
Hearing Date - April 7, 1992
Case Number 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing
to Amend Plat and Site Plan

Dear ~~Mr.~~ ^{*John*} Lewis:

Pursuant to comments concerning the authority of the individuals to sign in a representative capacity on the Petition, I have spoken with my clients concerning that comment. I enclose letters dated March 18, 1992 from Pence-Friedel Developers, Inc. as well as Citibank, F.S.B., which I believe satisfy that comment.

After you have had a chance to review the enclosures, please call me if you do not agree. We intend to submit the originals at the time of hearing to the hearing officer.

Very truly yours,

M.P.T.
Michael P. Tanczyn

MPT/ed
Enclosures

cc: Mr. Bernard W. Kaminski, Jr.
Mr. Robert F. Pence
Mr. Richard Smith





March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland, 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,

Michael J. Havlik
Vice President

PENCE-FRIEDEL DEVELOPERS, INC.
1359 BEVERLY ROAD
SUITE 200
MCLEAN, VIRGINIA 22101
(703) 827-8300
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that I am a general partner of both Burke-Vincent Place Associates, a general partnership, and White Oak-Vincent Place Associates, a general partnership. These two entities are the owners of Golden Ring Plaza.

You are advised that the two partnership agreements authorize me, as a general partner, to sign documents on behalf of the partnership. As a matter of precaution, Howard M. Friedel and Beverly M. Dietz, the other two partners of each partnership, join in this letter to evidence their consent to my signing the petition filed with respect to the above-captioned matter.

Sincerely,


Robert F. Pence

HMF/lar


Howard M. Friedel


Beverly M. Dietz

Patterson's
PROTESTANT(S) SIGN-IN SHEET

92-334 SPH

NAME

ADDRESS

Michael Tawczyn

606 Baltimore Ave Towson Md 21204

RICHARD L SMITH

1020 CROMWELL BRIDGE RD. Towson 21204

BERNARD W. KAMINSKI, JR

600 PENNSYLVANIA AVE ^{S.E.} Washington D.C.
20003

Citibank, F.S.B. 600 Pennsylvania Avenue, S.E.
Citibank (Maryland), N.A. Washington, DC 20003
202-828-5280



March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland, 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,

Michael J. Havlik
Vice President

PA 4A

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 20, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: Petition for Special Hearing
Legal Owner, Burke-Vincent Place Assoc., et al
Contract Purchaser, Citibank MD, N.A.
Petitioner
Case No. 92-334-SPH

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Mr. B.W. Kaminski, Jr.

PENCE-FRIEDEL DEVELOPERS, INC.
1359 BEVERLY ROAD
SUITE 200
MCLEAN, VIRGINIA 22101
(703) 827-8300
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

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You are advised that the two partnership agreements authorize me, as a general partner, to sign documents on behalf of the partnership. As a matter of precaution, Howard M. Friedel and Beverly M. Dietz, the other two partners of each partnership, join in this letter to evidence their consent to my signing the petition filed with respect to the above-captioned matter.

Sincerely,

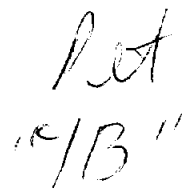


Robert F. Pence

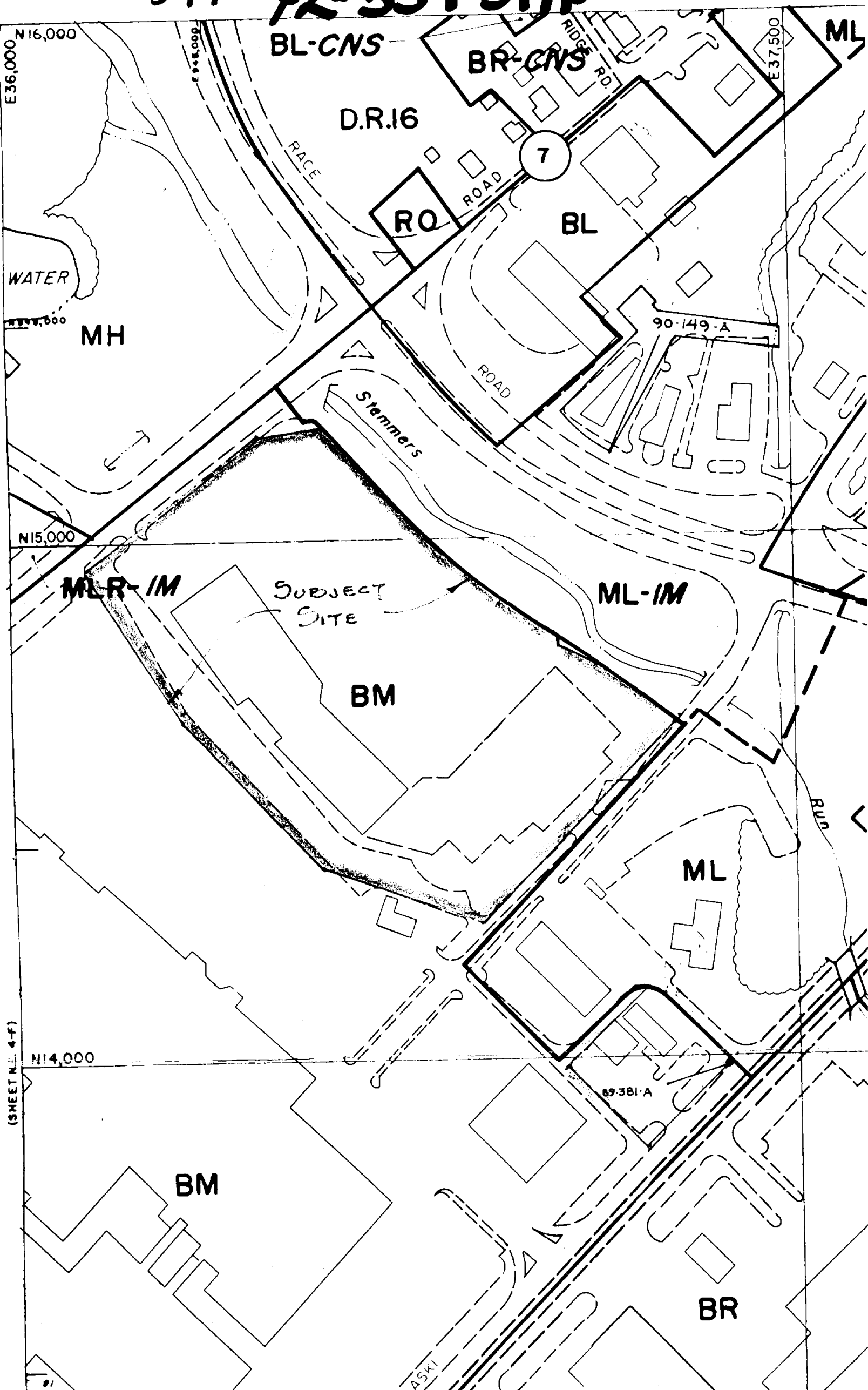
HMF/lar


Howard M. Friedel


Beverly M. Dietz



1E 4G



IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SE/S Philadelphia at Stemmers		
Run Road	*	ZONING COMMISSIONER
Golden Ring Plaza		
15th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
Contract Purchaser:	*	CASE # 92-334-SPH
Citibank MD, N.A.		
Legal Owners: Burke-Vincent	*	
Place Assoc., et al		
Petitioner	*	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, seeking approval of an amendment to the site plan approved in a prior zoning order (case No. 86-482-A). The amendment includes the construction of a free-standing automobile accessory store on the site and a request that the parking variance totalling 161 parking spaces previously granted by the aforementioned Order be reaffirmed. The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing. The Petitioner/Lessee, Citibank Md. N.A., by Bernard W. Kaminsky, Jr., appeared and was represented by Michael P. Tanczyn, Esquire. Also appearing on behalf of the Petition was Richard L. Smith, who prepared the plan. There were no Protestants present.

Evidence presented at the hearing disclosed that the subject site is zoned B.M. and is 13.372 acres in area. It is located adjacent to the intersection of Philadelphia and Stemmers Run Roads in the Golden Ring section of Baltimore County. The site is in a highly commercialized area near the Baltimore Beltway (Interstate 695) and the Golden Ring Plaza.

The C.R.G. approval for the development of the site was granted in 1985 and the approved C.R.G. plan was amended in February of 1986 and November of

ORDER RECEIVED FOR FILING
Date 4/20/92
By M. H. H. H.

1987. Further, within case No. 86-482-A, a Petition for Zoning Variance was granted, permitting 784 parking spaces in lieu of the 945 spaces required. Thus, a variance of 161 spaces was granted.

The site is presently improved as a shopping center and features a number of retail uses. By way of the Petition for Special Hearing before me, the Petitioner seeks approval to construct an auto parts and accessory store at that part of the center abutting Stemmers Run Road. In that this building was not shown on the original plan, a special hearing is requested to amend the previously approved plan. Also, the Petitioner notes that the approved plan showed that a bank would be constructed at that location. That construction was never completed. Moreover, pursuant to the parking tabulation regulations within the B.C.Z.R., the original site layout required 945 parking spaces. Under the new plan, 851 spaces are required. The Petitioner notes that 725 spaces are shown, thus the current plan requires a variance of 126 spaces, within the prior variance of 161 spaces.

As indicated above, the site is in a heavy commercial corridor and there were no Protestants present. Clearly, the proposed building and use are entirely consistent with the surrounding locale. Further, as with all Petitions for Special Hearing that are filed, the subject request underwent scrutiny by the Zoning Plans Advisory Committee (ZAC). It is to be noted that the Office of Planning and Zoning recommends approval of the Petitioner's request, subject to the implementation of a landscape plan.

In view of the nature of the present use, the surrounding locale and the favorable comments from the Office of Planning and Zoning, I am persuaded to grant the Petition for Special Hearing. Clearly, the proposed construction will cause no detrimental effect on the subject site or the sur-

ORDER RECOMMENDED FOR FILING

Date

4/20/92

By

M. D. D. D.

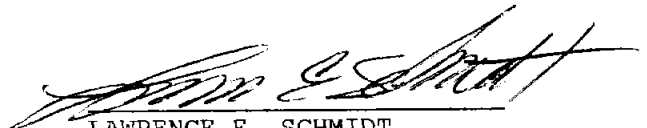
rounding community. The use is entirely consistent with what presently exists.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of April, 1992 that, pursuant to the Petition for Special Hearing, approval of an amendment to the site plan, affirmed in a prior zoning Order (case No. 86-482-A), showing a free-standing automobile accessory store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Office of Planning and Zoning dated April 7, 1992, attached hereto and made a part hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECORDED FOR FILING
Date 4/20/92
By Jm Shrank

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 20, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: Petition for Special Hearing
Legal Owner, Burke-Vincent Place Assoc., et al
Contract Purchaser, Citibank MD, N.A.
Petitioner
Case No. 92-334-SPH

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Mr. B.W. Kaminski, Jr.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-334-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan approved by prior Zoning Order in Case 86-482A to allow a new plan to be approved showing a freestanding automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted by the Zoning Order in Case 86-482A.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Citibank MD, N.A.

(Type or Print Name)

Signature B.W. Kaminski, Jr.

600 Pennsylvania Avenue, S.E.

Address

Washington, DC 20003

City and State

Attorney for Petitioner:

MICHAEL P. TANCZYN, ESQ.

(Type or Print Name)

Signature

606 Baltimore Avenue, Suite 106

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: (410) 296-8823

Legal Owner(s) Burke-Vincent Place Associates
and White Oak-Vincent Place Associates

(Type or Print Name)

Signature Robert Pence

(Type or Print Name)

Signature

1359 Beverly Rd, Suite 200 (703) 827-8300

Address

Phone No.

McLean, Virginia 22101

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - (1/2HR) +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE

NO REVIEW



92-334-SPH

DESCRIPTION
13.0205 ACRE PARCEL
SOUTHEAST SIDE OF PHILADELPHIA ROAD AT STEMMERS RUN
BALTIMORE COUNTY, MARYLAND

This description is for a special hearing to amend an approved site plan.

BEGINNING at the point of intersection of the southeast side of Philadelphia Road (MD Route 7) and the southwest side of the 100 foot right of way for Stemmers Run as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-64A, said point of beginning being distant 250 feet, more or less, measured southwesterly along the southeast side of Philadelphia Road from the center of Rossville Boulevard, running thence binding on the southwest right of way line of said Stemmers Run, three courses

- (1) South 38 degrees 41 minutes 24 seconds East 144.98 feet,
- (2) Southeasterly by a curve to the left with a radius of 1,256.23 feet, the arc distance of 392.46 feet, the chord of said arc being South 47 degrees 38 minutes 24 seconds East 390.87 feet, and
- (3) South 56 degrees 35 minutes 24 seconds East 75.10 feet, thence two courses
- (4) South 18 degrees 10 minutes 44 seconds East 18.24 feet, and
- (5) South 64 degrees 30 minutes 44 seconds East 82.22 feet to a point on the southwest right of way line of said Stemmers Run, thence binding thereon, two courses
- (6) South 56 degrees 35 minutes 24 seconds East 154.91 feet, and
- (7) Southeasterly by a curve to the right with a radius of 495.67 feet, the arc distance of 27.08 feet, the chord of said arc being

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-334-SPH
SE/S Philadelphia Road at
Stemmers Run Road
(Golden Ring Plaza)
15th Election District
6th Councilmanic

Legal Owner(s):
Burke-Vincent Place As-
sociates and White Oak-Vin-
cent Place Associates
Contract Purchaser(s):
Citibank MD

Hearing Date: Tuesday,
April 7, 1992 at 2:00 p.m.

Special Hearing: to approve
an amendment to the site plan
approved by prior Zoning Order in
Case #86-482-A to allow a new
plan to be approved showing a
free-standing automobile ac-
cessories store on the site and re-
affirming the parking variance to-
talling 161 parking spaces
previously granted in Zoning Or-
der in Case #86-482-A.

LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County

N/ N/J/3/212 March 19.

CERTIFICATE OF PUBLICATION

3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was publish-
ed in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES
REPORTER, weekly newspapers published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/19, 1992.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zehe Orkney

Publisher

\$ 89.08

NOTICE OF HEARING

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15th Election District
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Legal Owner(s):
Burke-Vincent Place As-
sociates and White Oak-Vin-
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Contract Purchaser(s):
Citibank MD
Hearing Date: Tuesday,
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cessories store on the site and re-
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talling 161 parking spaces
previously granted in Zoning Or-
der in Case #86-482-A.

LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County

N/J/3/212 March 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 3/19, 1992

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

\$ 89.08

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

92-334-SPH

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Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Citibank MD, N.A.

(Type or Print Name)

Signature B.W. Kaminski, Jr.

600 Pennsylvania Avenue, S.E.

Address

Washington, DC 20003

City and State

Attorney for Petitioner:

MICHAEL P. TANCZYN, ESQ.

(Type or Print Name)

Signature

606 Baltimore Avenue, Suite 106

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: (410) 296-8823

Legal Owner(s) Burke-Vincent Place Associates
and White Oak-Vincent Place Associates

(Type or Print Name)

Signature Robert Pence

(Type or Print Name)

Signature

1359 Beverly Rd, Suite 200 (703) 827-8300

Address

Phone No.

McLean, Virginia 22101

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - (1/2HR) +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE

NO REVIEW



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

CASE # 9L-334

Account: R-001-6150
Number

3/20/98

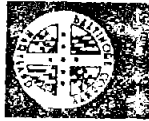
11/00/00

PROPERTY TAXES
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
\$75.00

Cashier Validation

04A04#0046MICHRC
RA 008:48AM 03-24-98
Please Make Checks Payable To: Baltimore County \$75.00

92-334-SPH



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

06/09/92

Account: R-001-6150
Number

102200349

PAYABLE TO: BARRING FERRY

20%

PRICED

AND SPECIAL PERMITS (OFFICE)

1

\$175.00

LAST HALF OF BARRING FERRY (OFFICE)

101000

\$175.00

Cashier Validation

Please Make Checks Payable
EA 0010

Receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

92-334

Account: R-001-6150
Number

CHARGE OF HEARING FEE

FOR POSTING FEE

FOR NAME OF OFFICE BUILDING

Please Make Checks Payable To: Baltimore County

LA 00240449-07 17

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Citibank MD, N.A.
600 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

ATTN: B. W. KAMINSKI, JR.

RE:

CASE NUMBER: 92-334-SPH
SE/S Philadelphia Road at Stemmers Run Road
(Golden Ring Plaza)
15th Election District - 6th Councilmanic
Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.
Contract Purchaser(s): Citibank MD

Dear Petitioner(s):

Please be advised that \$ 114.08 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive.

ARNOLD JABLON
DIRECTOR

cc: Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

COPY

MARCH 11, 1992

NOTICE OF HEARING

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CASE NUMBER: 92-334-SPH

SE/S Philadelphia Road at Stemmers Run Road

(Golden Ring Plaza)

15th Election District - 6th Councilmanic

Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.

Contract Purchaser(s): Citibank MD

HEARING: TUESDAY, APRIL 7, 1992 at 2:00 p.m.

Special Hearing to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

Zoning Commissioner of
Baltimore County

cc: Robert Pence
Citibank MD
Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 11, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-334-SPH

SE/S Philadelphia Road at Stemmers Run Road
(Golden Ring Plaza)

15th Election District - 6th Councilmanic

Legal Owner(s): Burke-Vincent Place Associates and White Oak-Vincent Place Associates.

Contract Purchaser(s): Citibank MD

HEARING: TUESDAY, APRIL 7, 1992 at 2:00 p.m.

Special Hearing to approve an amendment to the site plan approved by prior Zoning Order in Case #86-482-A to allow a new plan to be approved showing a free-standing automobile accessories store on the site and reaffirming the parking variance totalling 161 parking spaces previously granted in Zoning Order in Case #86-482-A.

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Robert Pence
Citibank MD
Michael P. Tanczyn, Esq.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 1, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: Item No. 349, Case No. 92-334-XA
Petitioner: Burke-Vincent Place Assoc.
Petition for Speical Hearing

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

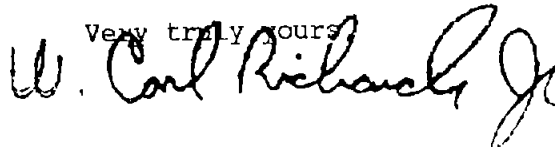


Zoning Plans Advisory Committee Comments
Date: April 1, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours



W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

cc: Burke-Vincent Place Associates
Citibank MD, N.A.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of March, 1992.

A handwritten signature in cursive script, reading "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.", is written over a horizontal line.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Burke-Vincent Place Associates, et al

Petitioner's Attorney: Michael P. Tanczyn



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 10, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BURKE-VINCENT PLACE ASSOCIATES AND
WHITE OAK-VINCENT PLACE ASSOCIATES

Location: GOLDEN RING PLAZA

Item No.: 349 Zoning Agenda: MARCH 17, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Spitz Noted and
Approved _____
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAR 12 1992

ZONING OFFICE



92-334-SPH

DESCRIPTION
13.0205 ACRE PARCEL
SOUTHEAST SIDE OF PHILADELPHIA ROAD AT STEMMERS RUN
BALTIMORE COUNTY, MARYLAND

This description is for a special hearing to amend an approved site plan.

BEGINNING at the point of intersection of the southeast side of Philadelphia Road (MD Route 7) and the southwest side of the 100 foot right of way for Stemmers Run as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-210-64A, said point of beginning being distant 250 feet, more or less, measured southwesterly along the southeast side of Philadelphia Road from the center of Rossville Boulevard, running thence binding on the southwest right of way line of said Stemmers Run, three courses

- (1) South 38 degrees 41 minutes 24 seconds East 144.98 feet,
- (2) Southeasterly by a curve to the left with a radius of 1,256.23 feet, the arc distance of 392.46 feet, the chord of said arc being South 47 degrees 38 minutes 24 seconds East 390.87 feet, and
- (3) South 56 degrees 35 minutes 24 seconds East 75.10 feet, thence two courses
- (4) South 18 degrees 10 minutes 44 seconds East 18.24 feet, and
- (5) South 64 degrees 30 minutes 44 seconds East 82.22 feet to a point on the southwest right of way line of said Stemmers Run, thence binding thereon, two courses
- (6) South 56 degrees 35 minutes 24 seconds East 154.91 feet, and
- (7) Southeasterly by a curve to the right with a radius of 495.67 feet, the arc distance of 27.08 feet, the chord of said arc being

92-334-SPH 4-7

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

REVISED PLANS WERE RECEIVED FOR ITEM #349 (CASE #92-334-SPH)
ON MARCH 24, 1992

Item No.: 349

Zoning Agenda: MARCH 24, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Gaifer Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

RECEIVED
APR 10 1992
ZONING OFFICE

3/16/92
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QW
4180-92

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 13, 1992
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
 for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992

ENGINEERING OFFICE

92-334-SAH

17

4/14/92
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4594-92
JW

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347,
349, 350, 351, 352, 353 and 355.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED

APR 9 1992

ZONING OFFICE

92-334-SPH 4/7

4/14/92
8

4/15/92
JW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

Date: April 10, 1992

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: Zoning Advisory Committee

The Developer's Engineering Division has reviewed the items on the agenda distributed on April 6, 1992. We have no comment on Items numbered 349, 383, 384, 386, 387, 388, 389, 390 and 394.

RWB:DAK:pab

cc: File

ZONADVIS/PB_MEMO4

RECEIVED

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Ervin McDaniel, Chief ^{EMD}
Office of Planning and Zoning
Development Review Section

DATE: April 7, 1992

SUBJECT: Burke-Vincent Place Associates, Item No. 349

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting an amendment to Case No. 86-482A to allow for the creation of a free standing automobile accessories store in an existing shopping center. Staff notes that the addition will require a landscape plan to upgrade that portion of the center affected by the new facility. The parking and vehicular circulation are adequate for the center. Staff recommends APPROVAL of the petitioners request subject to the following.

1. A landscape plan should be reviewed, and approved by the Office of Planning and Zoning and Department of Public Works prior to the issuance of building permits.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM/rdn

349.ZAC/ZAC1

RECEIVED

2000

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 6, 1992

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

92-334-SPH

RE: Preliminary Petition Review (Item #349)
Legal Owner: Burke-Vincent Place
Associates and White Oak-Vincent Place
Associates
Golden Ring Plaza

Dear Mr. Tanczyn:

This correspondence is in reference to a petition filed at the request of the petitioner/attorney without the normal petition review. All revisions must be accompanied by a \$75.00 fee.

The following are unaddressed zoning issues or incomplete required information:

1. The signatures of Robert Pence and B.W. Kaminski, Jr. must be accompanied by position titles in the organizations for which they signed. It must be clear that they are in positions which authorize them to sign representing these organizations.
2. Note the actual wording of the Variance Order as granted in Zoning Case #86-482-A with zoning case note #1.
3. Parking data note #3 - Clarify that the "service" uses are actually uses permitted to utilize the 3.3 parking spaces per 1,000 square feet calculations. The new use (since May 25, 1988) parking requirements cannot use integers. These figures must be rounded up to the higher number before sub-totaling (for example, 12.3 spaces = 13). Be aware that the service bays (6 proposed) may be included in corrected parking calculations (if desired), if



Michael P. Tanczyn, Esquire
March 6, 1992
Page 2

92-334-SPH

the bays are shown with minimum required parking dimensions within the service garage. (This would lower the number of parking spaces needing to be varianced.) Show the proposed front building orientation. Note that the other changes from the approved site plan has been the Wendy's Restaurant which was not shown as located on the approved site plan. Clearly list all such changes on this revised plan and include any building permit numbers, uses and issue dates and verify which uses had C.R.G. approval prior to 5/25/88 in order that parking requirements can be verified as to the pre and post May 25, 1988 Section 409 parking regulations. Note that all paving will be a durable and dustless surface and will be permanently striped.

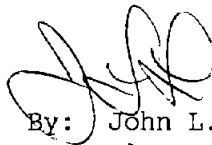
4. Indicate the property owner and address on the plan.
5. Include a copy of the 200 scale zoning map. See the accompanying non-residential properties checklist for clarification of any requirements.

If you need further information or have any questions, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,



W. Carl Richards, Jr.
Zoning Coordinator



By: John L. Lewis
Planner II

JLL:scj

Enclosure

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 11, 1992

Michael P. Tanczyn, Esquire
Suite 106
606 Baltimore Avenue
Towson, Maryland 21204

RE: Case No. 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing to Amend Plat and Site Plan

Dear Mr. Tanczyn:

This is to acknowledge receipt of your letter dated June 3, 1992 regarding the above captioned matter. I reviewed my Order dated April 20, 1992 as well as the site plan which was offered at the hearing on this case. You are indeed correct that my decision is erroneous wherein it indicates that the property is adjacent to the intersection of Philadelphia and Stemmers Run Roads. In fact, the property is located adjacent to Stemmers Run and vehicular access to the site is by way of Philadelphia Road. In that there has been no appeal of this case, I will not issue an Amended Order but, in lieu thereof, will attach a copy of this letter within the case file to correct the error.

Kindly contact me should you require any further action pertaining to this Order.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 27, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, only a special exception has been requested. The description for the special exception is for the entire 13+ acres, while the actual area of special exception (for a specific arcade use area) must be limited to that particular area of the tract with its supporting parking.

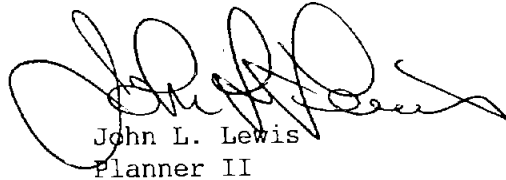


Robert A. Hoffman, Esquire
August 27, 1993
Page 2

Part of this problem arises from the request to amend the prior zoning case through this special exception request, which is not the appropriate method of prior approved plan amendment. A special hearing on the entire 13-acre site is the correct method. In light of this use change, the parking variance of 161 spaces should be reaffirmed as part of the special hearing.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II

JLL:scj

cc: Zoning Commissioner
Zoning Case #92-334-SPH
Zoning Case #86-482-A

Enclosure: Receipt

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-334-SPH
SE/S Philadelphia Road at
Stemmers Run Road
(Golden Ring Plaza)
15th Election District
6th Councilmanic

Legal Owner(s):
Burke-Vincent Place As-
sociates and White Oak-Vin-
cent Place Associates
Contract Purchaser(s):
Citibank MD

Hearing Date: Tuesday,
April 7, 1992 at 2:00 p.m.

Special Hearing: to approve
an amendment to the site plan
approved by prior Zoning Order in
Case #86-482-A to allow a new
plan to be approved showing a
free-standing automobile ac-
cessories store on the site and re-
affirming the parking variance to-
talling 161 parking spaces
previously granted in Zoning Or-
der in Case #86-482-A.

LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County

N/ N/J/3/212 March 19.

CERTIFICATE OF PUBLICATION

3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was publish-
ed in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES
REPORTER, weekly newspapers published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/19, 1992.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zehe Orkney

Publisher

\$ 89.08

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 1, 1993

Robert A. Hoffman, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Revised Petition Review (Item #71)
Plan Date: 8/8/93
Legal Owner: Burke Vincent Place
Associates & White Oak Vincent Associates
Contract Purchaser: Discovery Zone
Limited Partnership
Golden Ring Plaza
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title states "To Accompany Special Hearing and Special Exception". This is correct; however, no special hearing has been requested.



6/4/92 6235-92
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10 103

Law Offices
Michael P. Tanczyn, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

June 3, 1992

Lawrence E. Schmidt, Zoning Commissioner
Courthouse, Suite 113
400 Washington Avenue
Towson, MD 21204

Re: Case Number 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing
to Amend Plat and Site Plan

Dear Mr. Schmidt:

On page 1 of your decision dated April 20, 1992 granting the Petition for Special Hearing in the above matter the property is noted as being located "at the intersection of Philadelphia and Stemmers Run Roads". I believe that the property is located at the intersection of Philadelphia Road and Stemmers Run. I would ask that you consider amending your Findings of Fact and Conclusions of Law to clarify the location.

If there is anything additional you would like me to do in order to accomplish that, please let me know. Thank you very much for your attention to this matter.

I understand that there was no appeal taken.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MPT/ed
Enclosure

cc: Mr. Bernard W. Kaminski, Jr.
Mr. Richard Smith

RECEIVED

JUN 4 1992

ZONING OFFICE



- 6/92 CASE # 92-33A. JH
4181-92

1020 Cromwell Bridge Road
Baltimore, MD 21204-3396
(301) 321-5500

Direct Dial Number

March 17, 1992

RECEIVED
MAR 17 1992

(410) 321-5557

Mr. John Lewis
Baltimore County
Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

ZONING OFFICE

Dear John:

Subject: Golden Ring Plaza
Request for Special Hearing
To Amend a Previously Approved Site Plan
Item No. 349
KCI Job Order No. 01-91069

In regard to your letter to Michael P. Tanczyn dated March 6, 1992, and our subsequent phone conversation concerning its contents, this is to confirm our recent conversation. Items 2 through 5 of your letter deal with comments as they pertain to the plat filed with the petition for "Special Hearing". I will answer them in the same order.

First, I wish to thank you for the time you took to review our plan and to produce these comments that you thought would be beneficial to all the parties concerned.

Comment No. 2 -

The plan has been revised to show the beginning paragraph of the order.

Comment No. 3 -

The existing service uses within the shopping center have been added to the plan. The parking requirement calculations are as submitted with the petition. As I understand you, this is your interpretation of Section 409.6 of the BCZR, that each individual use on the site must be subtotaled to the next higher whole number. I must disagree with you in this instance. For over 30 years, using both the old and new parking regulations, with all types of commercial sites, the Zoning Commissioners and Zoning Staff has allowed the parking fractions as I have calculated them on this plat.



6/92 CASE # 92-33A. JH
4181-92

1020 Cromwell Bridge Road
Baltimore, MD 21204-3396
(301) 321-5500

Direct Dial Number

(410) 321-5557

March 17, 1992

RECEIVED
MAR 17 1992

Mr. John Lewis
Baltimore County
Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

ZONING OFFICE

Dear John:

Subject: Golden Ring Plaza
Request for Special Hearing
To Amend a Previously Approved Site Plan
Item No. 349
KCI Job Order No. 01-91069

In regard to your letter to Michael P. Tanczyn dated March 6, 1992, and our subsequent phone conversation concerning its contents, this is to confirm our recent conversation. Items 2 through 5 of your letter deal with comments as they pertain to the plat filed with the petition for "Special Hearing". I will answer them in the same order.

First, I wish to thank you for the time you took to review our plan and to produce these comments that you thought would be beneficial to all the parties concerned.

Comment No. 2 -

The plan has been revised to show the beginning paragraph of the order.

Comment No. 3 -

The existing service uses within the shopping center have been added to the plan. The parking requirement calculations are as submitted with the petition. As I understand you, this is your interpretation of Section 409.6 of the BCZR, that each individual use on the site must be subtotaled to the next higher whole number. I must disagree with you in this instance. For over 30 years, using both the old and new parking regulations, with all types of commercial sites, the Zoning Commissioners and Zoning Staff has allowed the parking fractions as I have calculated them on this plat.



Mr. John Lewis
KCI Job Order No. 01-91069
March 17, 1992
Page No. 2

As to including the enclosed service bays in the parking calculations, this was done with the original submittal.

The front building orientation for the proposed automotive accessory store has been placed on the plat.

The Wendy's Restaurant and other changes from the approved site plan filed in Zoning Case 86-482-A have been shown on the plan. A note has been added to the plan indicating what CRG uses had been approved prior to May 25, 1988. A note has also been added to say that the existing paving is a "durable, dustless surface and permanently striped".

As to your request to provide building permit numbers with issue dates, only the current restaurant alteration permit is shown. It is virtually impossible, since KCI is not a leasing agency or a developer, to know when alteration permits have been issued to change mercantile uses within the center since it has been "opened".

Comment No. 4 -

The property owners name and address has been placed on the plan.

Comment No. 5 -

The 200' Zoning Map, which you indicated was not in the file handed to you, was submitted with the petition, plats and descriptions and should be with the file. If additional copies of the 200' map are required, I can provide them.

As you indicated several times during our conversation, the comments you generated were "advisory" and it was our decision to incorporate them onto the plat. As you can see by the above narrative, your comments have generally been addressed. There should be fewer areas of concern for the Zoning Hearing Officer to address when the hearing occurs to amend the previously approved site plan.



Mr. John Lewis
KCI Job Order No. 01-91069
March 17, 1992
Page No. 3

Again, we thank you for your time and effort to review the plan and to identify possible problem areas that could occur at the hearing.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Dick", written over the typed name.

Richard L. Smith
Senior Associate

pek

cc: Michael P. Tanczyn, P.A.

4240-92

Law Offices
Michael P. Tanczyn, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827

March 25, 1992

Mr. John Lewis
Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Item Number 349
Hearing Date - April 7, 1992
Case Number 92-334-SPH
Golden Ring Plaza
Petition for Special Hearing
to Amend Plat and Site Plan

Dear ~~Mr.~~ ^{*John*} Lewis:

Pursuant to comments concerning the authority of the individuals to sign in a representative capacity on the Petition, I have spoken with my clients concerning that comment. I enclose letters dated March 18, 1992 from Pence-Friedel Developers, Inc. as well as Citibank, F.S.B., which I believe satisfy that comment.

After you have had a chance to review the enclosures, please call me if you do not agree. We intend to submit the originals at the time of hearing to the hearing officer.

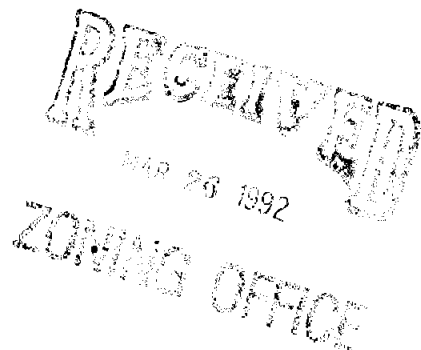
Very truly yours,

M.P.T.

Michael P. Tanczyn

MPT/ed
Enclosures

cc: Mr. Bernard W. Kaminski, Jr.
Mr. Robert F. Pence
Mr. Richard Smith





March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland, 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,

Michael J. Havlik
Vice President

PENCE-FRIEDEL DEVELOPERS, INC.
1359 BEVERLY ROAD
SUITE 200
MCLEAN, VIRGINIA 22101
(703) 827-8300
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that I am a general partner of both Burke-Vincent Place Associates, a general partnership, and White Oak-Vincent Place Associates, a general partnership. These two entities are the owners of Golden Ring Plaza.

You are advised that the two partnership agreements authorize me, as a general partner, to sign documents on behalf of the partnership. As a matter of precaution, Howard M. Friedel and Beverly M. Dietz, the other two partners of each partnership, join in this letter to evidence their consent to my signing the petition filed with respect to the above-captioned matter.

Sincerely,


Robert F. Pence

HMF/lar


Howard M. Friedel


Beverly M. Dietz

Patterson's
PROTESTANT(S) SIGN-IN SHEET

92-334 SPH

NAME

ADDRESS

Michael Tawczyn

606 Baltimore Ave Towson Md 21204

RICHARD L SMITH

1020 CROMWELL BRIDGE RD. Towson 21204

BERNARD W. KAMINSKI, JR

600 PENNSYLVANIA AVE ^{S.E.} Washington D.C.
20003

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-334-SPH
SE/S Philadelphia Road at
Stemmers Run Road
(Golden Ring Plaza)
15th Election District
6th Councilmanic
Legal Owner(s):
Burke-Vincent Place As-
sociates and White Oak-Vin-
cent Place Associates
Contract Purchaser(s):
Citibank MD
Hearing Date: Tuesday,
April 7, 1992 at 2:00 p.m.

Special Hearing: to approve
an amendment to the site plan
approved by prior Zoning Order in
Case #86-482-A to allow a new
plan to be approved showing a
free-standing automobile ac-
cessories store on the site and re-
affirming the parking variance to
talling 161 parking spaces
previously granted in Zoning Or-
der in Case #86-482-A.

LAWRENCE E. SCHMIDT
Zoning Commissioner of
Baltimore County

N/J/3/212 March 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 3/19, 1992

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

\$ 89.08

Citibank, F.S.B. 600 Pennsylvania Avenue, S.E.
Citibank (Maryland), N.A. Washington, DC 20003
202-828-5280



March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland, 21204

Re: Preliminary Petition Review
(Item #349)
Golden Ring Plaza

Dear Mr. Tanczyn:

This letter will confirm that Bernard W. Kaminski, Jr., Vice President, has signing authority for Citibank (Maryland), N.A. in the Zoning Variance for Golden Ring Plaza, Baltimore County, Maryland.

Sincerely,

Michael J. Havlik
Vice President

Pat Y. A. "

PENCE-FRIEDEL DEVELOPERS, INC.
1359 BEVERLY ROAD
SUITE 200
MCLEAN, VIRGINIA 22101
(703) 827-8300
Fax 827-9184

March 18, 1992

Michael P. Tanczyn, Esq.
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

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(Item #349)
Golden Ring Plaza

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Sincerely,

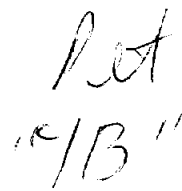


Robert F. Pence

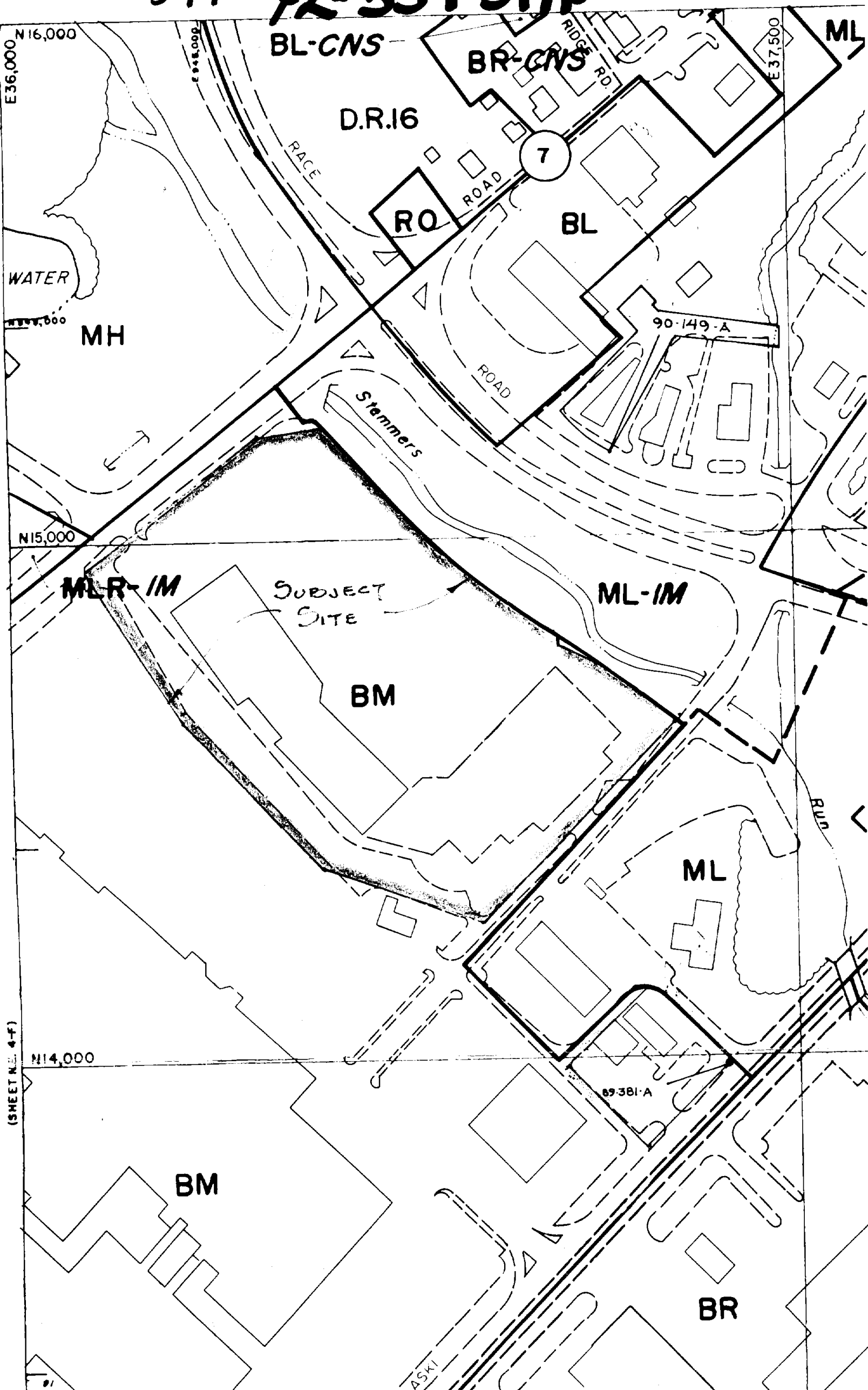
HMF/lar


Howard M. Friedel


Beverly M. Dietz



1E 4G





Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

CASE # 9L-334

Account: R-001-6150
Number

3/20/98

11/00/0000

PROPERTY TAXES
TOWSON
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
\$75.00

Cashier Validation

04A04#0046MICHRC
RA 008:48AM 03-24-98
Please Make Checks Payable To: Baltimore County \$75.00